

Notting Hill W11

Shop and Basement A1/A2 use – To Let

Ground floor 760 sq ft 70.6 sq m Basement 477 sq ft 44.3 sq m



Ground floor and basement, 136a Lancaster Road W11 1QU



Situation & Location The property is situated on the northern side of **Lancaster Road**, close to the junction with **Ladbroke Grove**. **Ladbroke Grove Underground** (Circle, Hammersmith and City lines) is close by. Other businesses in the vicinity include **Loaf**, **Barclays bank** (both opposite); **Marsh and Parsons** (adjacent). **Portobello Road** is a short walk away. Please see Goad traders plan below

Description & Accommodation The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas :-

Net Frontage 13'3" 4m Gross Frontage 16'4.9 sq m Shop Depth 45'7" 13.9 m
Ground floor ceiling height 12'3" 3.7m

Ground floor office/sales	543sq ft 50.5 sq m
Ground floor office	218 sq ft 20.2 sq m

Basement Office/Kitchen	411 sq ft 38.2 sq m
Vaults	66 sq ft 6.2 m

Amenities M&F WC's; Air Conditioning (not tested); Kitchen

Terms: A new flexible underlease, to be taken outside the security of tenure provisions of the landlord and tenant act 1954, at a rent of **£36,500** per annum
Or an assignment of our clients leasehold interest expiring July 2022

Legal Costs Each party to bear their own costs in connection with the assignment or underletting. Assignor to bear Landlord's costs in connection with Licence to Assign/Underlet; Assignee to bear Landlord's costs in connection with any Licence to Alter

Energy Performance Certificate Energy Performance Asset Rating 113 (Band E)
Copy certificate and recommendations on request

Business Rates The local authority has verbally informed us that the rateable value for the premises is £41,750 and the rates payable for the current year ending 31/03/19 are £16,842 . Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT Will not apply

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 181 Kensington High Street, London, W8 6SH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

SUBJECT TO CONTRACT & STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

